

**ORDINANCE NO. 20070621-120**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4405, 4407, AND 4411 RUSSELL DRIVE FROM LIMITED OFFICE (LO) DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district and multifamily residence medium density (MF-3) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-07-0011, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 3, 4, 5, and 6, Block G, Ford Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 265, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4405, 4407, and 4411 Russell Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

B. The following uses are prohibited uses of the Property:

Consumer convenience services	Consumer repair services
Financial services	Food sales
Off-site accessory parking	Personal services
Pet services	Plant nursery
Printing and publishing	Restaurant (limited)
Service station	Custom manufacturing
Guidance services	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on July 2, 2007.

**PASSED AND APPROVED**

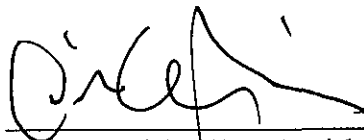
\_\_\_\_\_, June 21 \_\_\_\_\_, 2007

§  
§  
§



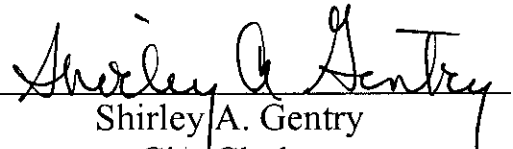
Will Wynn  
Mayor

**APPROVED:**

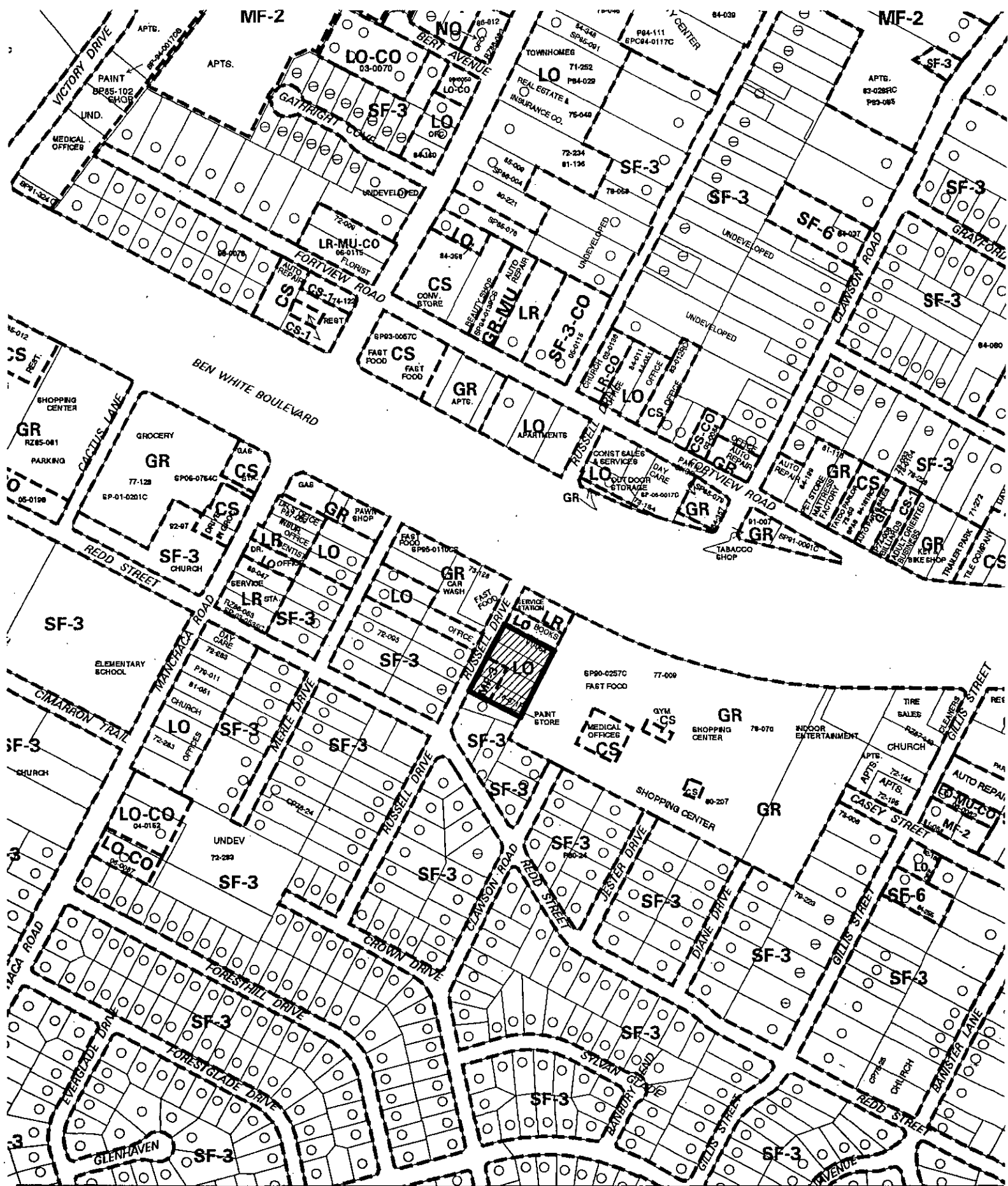



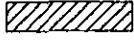


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	  	<b>CASE #:</b> C14-07-0011 <b>ADDRESS:</b> 4405, 4407 & 4411 <b>RUSSELL DR</b> <b>SUBJECT AREA (acres):</b> 0.526	<b>ZONING</b> Exhibit A <b>DATE:</b> 07-03 <b>INTLS:</b> SM	<b>CITY GRID</b> <b>REFERENCE</b> <b>NUMBER</b> G19
--------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------	--------------------------------------------------------------